

FACILITIES REVIEW COMMITTEE TECHNICAL REVIEW AND RECOMMENDATIONS

Cascade Plaza Retail Expansion

DR2004-0078, ADJ2004-0010, ADJ2004-0011, TP2004-0025, PD2004-0006

Section 40.03 Facilities Review Committee:

The Facilities Review Committee has conducted a technical review of the application, in accordance with the criteria contained in Section 40.03 of the Development Code. The Committee's findings and recommended conditions of approval are provided to the decision-making authority. As they will appear in the Planning Commission Decision and Order, the Facilities Review Conditions may be re-numbered and placed in different order.

The decision-making authority will determine whether the application as presented meets the Facilities Review approval criteria for the subject application and may choose to adopt, not adopt, or modify the Committee's findings, below.

The Facilities Review Committee Criteria for Approval will be reviewed for all criteria that are applicable to the five (5) submitted applications as identified below:

- All eleven (11) criteria are applicable to the submitted Design Review application, DR2004-0078.
 - The Adjustment applications, ADJ2004-0010, ADJ2004-0011, are only applicable to criteria #3 and #11.
 - The Tree Plan application, TP2004-0025, is only applicable to criteria #4, #9, and #11.
 - The Parking Determination application, PD2004-0006, is only applicable to criteria #3 and #11.
- 1. *All critical facilities and services related to the development have, or can be improved to have, adequate capacity to serve the proposal at the time of its completion.***

Chapter 90 of the Development Code defines "critical facilities" to be services that include public water, public sanitary sewer, storm water drainage and retention, transportation, and fire protection. The applicant states that each of proposed land use applications the applicant will install all public improvements including water lines, water services, hydrants, sanitary sewer, storm facilities, street lights, and street signs. The applicant indicates that the capacity for these services is available.

Storm water is drained via the storm line that passes through the site North to South. The storm line is part of an existing floodway system which will be improved by providing storm filter catch basins for treatment. Potable water is administered by the City and is currently served to the site. Tualatin Valley Fire and Rescue District will provide fire and emergency service. Sanitary sewer service to this area is provided by Unified Sewerage Agency.

A traffic analysis submitted by Kittelson & Associates, Inc., dated June 3, 2004, and supplemented by letter dated September 27, 2004, forecast that a total of 3,450 new daily vehicle trips would be generated by the proposed 156,000 square feet retail building additions based on the shopping center rate. Since the June submittal the applicant has reduced the total square footage to 135,800 sq ft. The September 27, 2004 letter states that the analysis has not been modified and that the analysis is still based on the 156,000 square feet for what the analysis calls a reasonable worst case scenario. Approximately 70 vehicle trips would be added in the weekday AM peak hour on SW Cascade Avenue and 325 vehicle trips in the weekday PM peak hour. The analysis stated that all the intersections within the area of influence impacted by the new development traffic presently operate at an acceptable level of service (LOS E or better), based on City of Beaverton standards, and concluded that their level of service would not change in the AM or PM peak hours with the addition of this new traffic in the build out year 2006, therefore, mitigation measures were not needed. Three intersections were studied: SW Hall/SW Nimbus, SW Hall/Cascade and SW Scholls Ferry/SW Cascade

The intersection of SW Hall Boulevard and SW Cascade Avenue presently in the PM peak Hour operates with a controlled delay of 47.3 seconds (LOS D). The analysis concluded that with completion of this development the delay will increase to 58.1 seconds (LOS E) in 2006. The level of service of this intersection will remain at an acceptable level of service (delay less than 80 seconds), based on City of Beaverton standards, and that mitigation measures will not be needed.

Tualatin Valley Fire and Rescue (TVF&R) have not provided comments or conditions at this time. TVF&R will need to sign off on the site development permit prior to it issuance.

Therefore, the Committee find that by meeting the conditions of approval the criterion for approval will be met.

- 2. Essential facilities and services are available or can be made available prior to occupancy of the development. In lieu of providing essential facilities and services, a specific plan strategy may be submitted that demonstrates how these facilities, services, or both will be provided within five years of occupancy.***

Chapter 90 of the Development Code defines “essential facilities” to be services that include schools, transit improvements, police protection, and pedestrian and bicycle facilities in the public right-of-way. The applicant’s plans and materials were forwarded to the City Transportation staff, City Police Department, Operations Department, and Tualatin Valley Fire and Rescue.

The applicant states that all required facilities to serve the development are already on-site, or available in adjacent right-of-ways.

Essential street facilities are available. No traffic mitigations are required, based on the findings of the traffic analysis prepared by Kittelson & Associates, dated June 3, 2004.

Therefore, the Committee find that by meeting the conditions of approval the criterion will be met.

- 3. The proposal is consistent with all applicable provisions of Chapter 20 (Land Uses) unless the applicable provisions are subject to an Adjustment, Planned Unit Development, or Variance which shall be already approved or considered concurrently with the subject proposal.***

Staff cite the Code Conformance Analysis chart at the end of this report, which evaluates the project as it relates the applicable Code requirements of Chapter 20 for the GC (General Commercial) zone, as applicable to the above mentioned criteria. As demonstrated on the chart, the applicant is requesting a Major Adjustment to deviate from the maximum height; and a Major Adjustment to deviate from the minimum front yard setback.

The Committee find that the request to deviate from the maximum height and minimum front yard setback standards will only require a condition of approval to describe the limits of the adjustment. No other conditions will be required to satisfy the Facilities Review criterion because compliance with Chapter 20 will be addressed within the Major Adjustment criteria of the staff report. As applicable, staff will provide findings to the application approval criteria for the specific request within the contents of the staff report.

Therefore, the Committee find the proposal meets the criterion for approval.

4. ***The proposal is consistent with all applicable provisions of Chapter 60 (Special Regulations) and that all improvements, dedications, or both required by the applicable provisions of Chapter 60 (Special Regulations) are provided or can be provided in rough proportion to the identified impact(s) of the proposal.***

The street right of way dedication and street construction of SW Cascade Avenue is adequate for the frontage of this site. With approval of the proposed Parking Determination, the applicant can provide adequate parking for the site. Therefore, it is consistent with Chapter 60.

The applicant is conditioned to provide bicycle parking based on 135,800 sq ft of shopping center and the bicycle parking requirements of Dev Code Sec 60.30.10.5. There is a need for 11 secured long term and 11 short term bike spaces.

Staff cite the Code Conformance Analysis chart at the end of this report, which evaluates the proposal as it relates the applicable Code requirements of Chapter 60, as applicable to the above mentioned criteria.

Therefore, the Committee find that by meeting the conditions of approval the criterion will be met.

5. ***Adequate means are provided or can be provided to ensure continued periodic maintenance and necessary normal replacement of the following private common facilities and areas: drainage ditches, roads and other improved rights-of-way, structures, recreation facilities, landscaping, fill and excavation areas, screening and fencing, ground cover, garbage and recycling storage areas and other facilities, not subject to periodic maintenance by the City or other public agency.***

The Committee find that the design of the building and site do not include any element where the owner could not accomplish necessary private maintenance. Garbage collection will be adequately accommodated by the location and design of refuse areas located on-site. The design indicates that the owner will be able to fully maintain the site including landscaping and stormwater facilities. In addition the design of the site does not prevent maintenance of public facilities by the City or other public agency.

Therefore, the Committee find that by meeting the conditions of approval the criterion for approval will be met.

6. *There are safe and efficient vehicular and pedestrian circulation patterns within the boundaries of the site.*

The applicant states that a network of walkways and plazas will connect the new buildings to the street and internally connect the new building entrances with each other. With the conditions of approval, the site will have safe and efficient vehicular and pedestrian circulation patterns, in conformance with Development Code Sec 60.55.25.

Therefore, the Committee find that by meeting the conditions of approval the criterion will be met.

7. *The on-site vehicular and pedestrian circulation system connects to the surrounding circulation system in a safe, efficient, and direct manner.*

The applicant states that a Transportation Impact Analysis was prepared by Kittelson & Associates showing that on-site vehicular and pedestrian circulation is adequate.

The site will have adequate internal vehicular and pedestrian circulation, in conformance with Development Code Sec 60.55.15, and adequate internal pedestrian circulation, in conformance with Development Code Sec's 60.55.65 and 60.55.70.

Therefore, the Committee find that by meeting the conditions of approval the criterion will be met.

8. *Structures and public facilities and services serving the site are designed in accordance with adopted City codes and standards at a level which will provide adequate fire protection, including, but not limited to, fire flow, and protection from crime and accident, as well as protection from hazardous conditions due to inadequate, substandard or ill-designed development;*

Public facilities serving the site will be designed in accordance with adopted City codes and standards that provide adequate fire protection through adequate fire flow, emergency vehicle access and lot design. The proposal will need to show compliance with the City's Building Code Standards prior to issuance of site development and building permits, which includes compliance with TVF&R standards.

The Committee find that through the review in the staff report, and the site development and building permit stages, the site will meet the criterion for approval.

Therefore, the Committee find that by meeting the conditions of approval the criterion will be met.

- 9. *Grading and contouring of the site is designed to accommodate the proposed use and to mitigate adverse effect(s) on neighboring properties, public right-of-way, surface drainage, water storage facilities, and the public storm drainage system.***

The applicant states that the site will be graded to integrate the proposed buildings with their floodway requirements. Adjacent development will not be affected by any new grading or drainage work. All storm water generated on-site will be captured by filtration catch basins and conveyed to the existing storm water system.

Therefore, the Committee find that by meeting the conditions of approval the criterion will be met.

- 10. *That access and facilities for physically handicapped people are incorporated into the site and building design, with particular attention to providing continuous, uninterrupted access routes.***

The Committee find that the site does appear to meet accessibility requirements, however through the site development and building permitting review, accessibility is thoroughly evaluated. With conditions of approval, the site shall be in conformance with ADA requirements. This is in conformance with Development Code Sec 60.55.25.10.A.7

Therefore, the Committee find that by meeting the conditions of approval the criterion for approval will be met.

- 11. *The proposal contains all applicable application submittal requirements as specified in Section 50.25.1 of the Development Code.***

The applicant submitted Design Review, and two adjustment applications on June 9, 2004 and was deemed complete on October 27, 2004. During completeness review, additional applications were identified. Subsequently, the applicant submitted Tree Plan and Parking Determination applications on October 4, 2004 and was deemed complete on October 27, 2004. In the review of the materials

during the application review, the Committee find that all applicable application submittal requirements, identified in Section 50.25.1 are contained within this proposal.

Therefore, the Committee find the proposal meets the criterion for approval.

RECOMMENDATIONS

DR2004-0078 Design Review Application:

The Facilities Review Committee finds that the proposal complies with all the technical criteria. The Committee recommends that the decision-making authority in APPROVING the proposal, adopt the following conditions of approval contained in Attachment G.

ADJ2004-0010 Adjustment Application

The Facilities Review Committee finds that the proposal complies with all the technical criteria. The Committee recommends that the decision-making authority in APPROVING the proposal, adopt the following conditions of approval contained in Attachment G.

ADJ2004-0011 Adjustment Application

The Facilities Review Committee finds that the proposal complies with all the technical criteria. The Committee recommends that the decision-making authority in APPROVING the proposal, adopt the following conditions of approval contained in Attachment G.

TP2004-0025 Tree Plan Application

The Facilities Review Committee finds that the proposal complies with all the technical criteria. The Committee recommends that the decision-making authority in APPROVING the proposal, adopt the following conditions of approval contained in Attachment G.

PD2004-0006 Parking Determination Application

The Facilities Review Committee finds that the proposal complies with all the technical criteria. The Committee recommends that the decision-making authority in APPROVING the proposal, adopt the following conditions of approval contained in Attachment G.

Code Conformance Analysis

Chapter 20 – Use and Site Development Requirements

GC (General Commercial) Zoning District

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
Development Code Section 20.10.25			
Use	Retail trade	Retail	Yes
Development Code Section 20.20.50			
Minimum Lot Area	7,000 SF	280,000 SF	Yes
Minimum Lot Dimensions Width Depth	70 LF 100 LF	1,080 LF 460 LF	Yes
Minimum Yard Setbacks: Front Side-Interior Side-Corner Rear	20 LF 10 LF 20 LF None (20 LF if adj. to residential)	10 LF *adjustment proposed 10 LF N/A None	Yes*
Maximum Building Height	35 LF (without an adjustment or variance)	52.5 LF *adjustment proposed	Yes*
Development Code Section 20.10.55			
Landscaping	15% minimum	15.33%	Yes
Extension of Facilities	Extend all facilities as necessary	All public utilities are available on-site.	Yes
Open Air Display	Setback at least 20 LF from the front property line.	None proposed.	Yes

Chapter 60 – Special Requirements

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
Development Code Section 60.25.15			
Loading Spaces	Up to 100,000 SF = 3 berths 1 additional berth for each 50,000 SF	135,800 SF = 4 berths 6 berths proposed	Yes
Development Code Section 60.30.05			
Off Street Parking	3.3/1000 SF min. 5.1/1000 SF max.	937 spaces / 274,100 SF = 3.4/1000 SF *parking determination proposed	Yes*
Development Code Section 60.55			
Transportation Facilities	As required in the Development Code	Refer to Facilities Review Committee findings for criterion #'s 1, 2, 4-9	Yes
Development Code Section 60.60			
Trees	Preservation & Mitigation Standards	Proposed Tree Plan to mitigate the removal of 17 Landscape Trees by replacing with 24 Landscape Trees.	Yes
Development Code Section 60.65			
Utility Undergrouding	All existing overhead utilities and any new utility service lines within the project and along any existing street frontage, except high voltage lines (>57kV) must be placed underground.	All new utilities are proposed to be underground.	Yes